

## CAPSULE

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This is one of two houses built for the purpose of housing several families in the west Towson area; an example of an early 20th century apartment building. This late Victorian structure is one of four in the Towson area which employs local red sandstone on the first level with frame upper levels. It remains as one of only two houses in the 300 block of W. Chesapeake Avenue.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

308 W. Chesapeake Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY  
Baltimore**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Charles W. Cole

Telephone #:

STREET &amp; NUMBER

Unknown

CITY, TOWN

VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 5856

Folio #: 835

STREET &amp; NUMBER

CITY, TOWN

Towson

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

BA-1743

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Jan., 1979</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Exterior Only:

This house is somewhat similar to three other houses in the Towson area. Features that tie all four together include the red sandstone first level topped by upper frame levels. Steeply pitched gables have very deep eaves, suggesting pedimented ends. The fenestration is a regular 1/1 sash. The upper levels of this house are covered with brown wooden shingles.

Most interesting is a two story, three bay centrally located porch supporting a large gable-end "dormer". The two tall columns are also sandstone. The gable-end itself has very deep eaves and tongue-and-groove soffit as the main block and a Palladian window lighting the area within.

As the main facade, the west facade is very symmetrical, being a strict four bays wide. The northern three bays are covered by a single story frame addition which projects one bay to the west, is covered with brown wooden shingles and is topped with a pedimented roof. The third level has a smaller sized pair of 1/1 in each outer bay and the gable end is lighted by a Palladian window.

The symmetry is somewhat broken on the north facade. The east bays of the first level have been enclosed with a frame addition projecting one bay to the north. The central bays of the second level project approximately 2 feet and support a pedimented "dormer" which is lighted by a Palladian window. All three levels have open porches with balustered railings.

The east facade is identical to the west but does not have a frame addition.

**8 SIGNIFICANCE**

BA-1743

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1898 - 1915

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue, and later Central Avenue were laid out for accessibility to lots ready for public development.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Baltimore County Land Records  
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

**VERBAL BOUNDARY DESCRIPTION**

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

D. Owings Schultz

WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

CHAIN OF TITLE FOR # 308 W. CHESAPEAKE AVE.  
Parcel 38, map 70-A

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
5856	835	November 1, 1977	Elizabeth Silver Cole et al Trustees under the Last Will & Testament of C. Walter Cole 57/377.	Elizabeth S. Cole & Charles W. Cole, Jr.
Beginning at the intersection of the north side of Chesapeake Ave. with the west side of Bosley Ave. Northerly along the west side of Bosley 130 feet, 300 feet Westerly 300 feet, Southerly 130 feet, Easterly 300 feet to beginning.				
4064	455	December 31, 1959	Elizabeth Silver Cole et al	Elizabeth S. Cole & Allen E. Buzzel, Trustees

Known as # 312 W. Chesapeake Ave. improved by a three story  
apartment house.

From the following two deeds:

1411	347	December 9, 1941	William P. Cole, Jr. et al	C. Walter Cole
1199	487	November 30, 1930	Grace N. Renneburg et al	C. Walter Cole
625	136	October 21, 1925	William P. Cole, Sr.	Grace N. Renneburg et al
626	35	October 1, 1925	Samuel A. Hampshire	William P. Cole, Sr.

Being the southernmost and larger portions of three lots from W. Gill Smith  
to Samuel A. Hampshire:

536	447	February 4, 1921		
542	453	July 14, 1921		
542	513	July 19, 1921		
488	377	November 2, 1917	Elmer J. Cook, Trustees	W. Gill Smith

First, beginning on the north side of Chesapeake Ave. and the west  
side of Bosley Ave. Westerly 150 feet, Northerly 180 feet, Easterly  
150 feet, Southerly 180 feet to beginning.

Being described in mortgage book 402/462 March 26, 1913

- \* Secondly, beginning on the east side of Central Ave. and the north side of Chesapeake Ave. Easterly 150 feet, Northerly 180 feet, Westerly 150 feet, Southerly 180 feet to beginning.

Being described in mortgage book 417/150 August 14, 1913

## TAX ASSESSMENT RECORDS

Grafton M. Bosley Estate1911:

Private Avenues - Highland, Pennsylvania, Allegheny, Central & Bosley  
Frame House on Lot "D" Southwest corner of Allegheny & Central Aves.

1916:

Lot 50' x 160' North side Pennsylvania Ave. 2nd S. of Bosley  
"Clark"

Lot 75' x 120' Southwest corner Bosley & Pennsylvania Ave.  
"Merryman"

X Lot 100' x 180' Northwest corner Bosley & Chesapeake  
"Merryman"

Lot 60' x 150' West side Bosley 2nd S. of Pennsylvania Ave.  
"Merryman"

1917:

Lot 225' x 120' Pennsylvania Ave. between Bosley & Central Aves.  
"Merryman"

Lot 150' x 180' Southwest corner Pennsylvania & Central  
"Merryman"

Lot 60' x 150' East side Central  
"Merryman"

Lot 60' x 150' Southwest corner Allegheny & Central  
Frame House "Eckel"

Lot 100' x 150' North side Pennsylvania Ave. 100' West of Central Ave.  
"Shirley"



## MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company  
for \$11,500

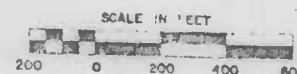
Twelve lots situated West of Towson represented on a plat filed with  
the mortgage.

For the purpose of making accessible the said lots, the following  
Avenues represented on the plat "are hereby dedicated to public use...":

Chesapeake Avenue  
Pennsylvania Avenue  
Allegheny Avenue  
Highland Avenue  
Bosley Avenue



COPYRIGHT MAP DIVISION - 1967  
MD DEPT OF ASSESS & TAX



**TOWSON**  
SCALE 1:200'

DEPT. OF ASSESSMENTS & TAXATION  
TAL MAP DIVISION  
UNIVERSITY CITY

MAP NO  
7CA



BA-1743

EAST ÷ SOUTH  
FACADES

308 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979



BA-1743

SOUTH, MAIN PORCH

308 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979



BA-1743

NORTH : WEST  
FALADES

308 CHESAPEAKE  
AVENUE

WAYNE NIELD. II  
MARCH 1979





BA-1743

WEST FACADE

308 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979